

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 6.38 P.M. ON TUESDAY, 16 JULY 2024**

**COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL**

**Members Present:**

Councillor Amin Rahman (Chair)

Councillor Saied Ahmed

Councillor Gulam Kibria Choudhury

Councillor Iqbal Hossain

Councillor Kamrul Hussain

Councillor Asma Begum

Councillor Shahaveer Shubo Hussain

Councillor Sabina Khan

**Other Councillors Present:**

Paul Buckenham – (Head of Development Management, Planning and Building Control)

Gareth Gwynne – (Area Planning Manager (West), Planning and Building Control)

Jerry Bell – (Area Planning Manager (East), Planning and Building Control)

Jane Jin – (Team Leader, Planning and Building Control)

Diane Phillips – (Lawyer, Legal Services)

Simon Westmorland – (West Area Team Leader, Planning Services)

Nicholas Jehan – (Planning Officer, Development Management – West Area)

- Rikki Weir – (Principal Planning Officer,  
Planning and Building Control)
- Justina Bridgeman – Democratic Services Officer  
(Committee)

## 1. **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS**

There were no declarations of pecuniary interests, however the following Members received correspondence from members of the public in relation to application reference: PA/24/00184 & PA/24/00187 former London Chest Hospital: Councillor Amin Rahman, Councillor Kamrul Hussain, Councillor Gulam Kibria Choudhury, Councillor Iqbal Hossain, Councillor Shahaveer Hussain and Councillor Asma Begum.

## 2. **APPOINTMENT OF VICE CHAIR**

It was proposed by Councillor Kamrul Hussain and seconded by Councillor Gulam Kibria Choudhury and **RESOLVED** that:

1. Councillor Iqbal Hossain was appointed the Vice-Chair of the Strategic Development for the municipal year 2024/25.

## 3. **STRATEGIC DEVELOPMENT COMMITTEE TERMS OF REFERENCE, MEMBERSHIP, QUORUM AND DATES OF MEETING**

The Strategic Development Committee **RESOLVED** to:

1. Note the Quorum, Membership and Meeting Dates as set out in appendices 2 and 3 of the report.
2. Agreed to the amended terms of reference, as set out in appendix 1.
3. Agreed hold all Strategic Development Committee meetings at 6.30pm in the Council Chamber for the municipal year 2024/25.

## 4. **MINUTES OF THE PREVIOUS MEETING(S)**

The Committee **RESOLVED** that:

That the minutes of the Sub Committee meeting held on 14 May 2024 were approved and signed as a correct record of proceedings.

## 5. **RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE**

The Committee **RESOLVED** that:

1. In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director Housing and Regeneration along the broad lines indicated at the meeting; and
2. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director Housing and Regeneration is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.
3. To note the procedure for hearing objections at meetings for the Strategic Development Committee.

## 6. DEFERRED ITEMS

There were no deferred items to consider.

## 7. PLANNING APPLICATIONS FOR DECISION

### 7.1 PA/22/00731: 4 & 5 Harbour Exchange Square, London, E14 9TQ

The order of business on the agenda was changed at the meeting. This application was swapped with the second. The Committee **Adjourned** for a short while, then **Reconvened**.

Update report noted.

Paul Buckenham introduced the application to grant planning permission with conditions for the demolition of existing building and erection of a mixed-use residential led building containing 450 residential units (Class C3) and new podium level to accommodate flexible retail, community, creative, and amenity uses (Class E and F2) as well as basement level blue-badge parking, new public realm and landscaping, and all associated works.

Jane Jin provided a presentation to accompany the application, which highlighted the proposal's site and surroundings. The proposal will provide 450 residential units in total of which 120 will be affordable housing units, which amounts to 35% by habitable room. There will also be a mixture of retail uses, creative uses and community uses within the scheme.

Further to the presentation, the Committee asked questions to the Officers regarding the following issues;

- Confirmed that the scheme proposes to demolish the existing office building to create 450 residential units. 83 of those units will be affordable rent, with 37 units intermediate rent and 330 at market rent.

- Clarified that the applicant will be required to submit an energy efficiency statement, to evaluate the new builds functionality. Source heat pumps will be incorporated to heat the building as well as providing hot water. A planning obligation will be secured to ensure carbon lifecycle assessment is conducted.
- Noted that new regulations mandate two staircases for evacuation purposes. The waste management plan also includes a gravity-fed waste disposal on each level, which is disposed to the basement level and will be brought up to ground level for waste collection. The collection points are off the highway and will not hinder congestion on the local highway network.

Councillor Saied Ahmed requested a deferment of the vote to undertake a site visit, so that Members could better understand the likely construction impacts arising from the proposed development. This was seconded by Councillor Iqbal Hossain. A vote was then taken.

On a vote of 7 in favour, 1 against and no abstentions, the Committee **RESOLVED:**

1. That the consideration of the application at 4 & 5 Harbour Exchange Square, London E14 9TQ be **DEFERRED** for a Committee Site Visit.

## 7.2 PA/24/00184: London Chest Hospital

The order of business on the agenda was changed at the meeting. This application was heard first.

Update Report noted.

Paul Buckenham introduced the application to grant planning permission for demolition of all existing building and structures on site (excluding main hospital building, South Wing and Sanitation Tower) and to redevelop the site to provide residential dwellings (Use Class C3) and flexible commercial and community floorspace (Use Class E(b) / F2(b)) within a converted and extended hospital building and five new buildings ranging from five (5) to nine (9) storeys, with associated works to built heritage, selected removal of TPO trees, plus new tree planting and landscaping works including new shelter surrounding Mulberry Tree (T82), the provision of disabled car parking spaces, cycle parking, refuse storage, mechanical plant and other works incidental to the development, and a Transport for London bus driver facility. The application is accompanied by an Environmental Statement.

and

Listed Building Consent for works to the main hospital building and Sanitary Tower including, demolition of extensions to the rear of the main building, construction of extension across the rear of main building, retention and repair

of the front of the main roof, including repairing (or replacing in replica where repair is not feasible) the existing chimneys and roof lanterns, the introduction of new roof dormers, alterations to the building including the removal and replacement of windows, various internal alterations, and associated works of repair across the main building; works to the South Wing including the retention and repair of the roof, a comprehensive repair of both roof slopes at the gable end, the removal of the external fire stair from the gable elevation, and various internal alterations, and associated works of repair across the South Wing; the demolition of all other buildings on site; repair and reinstatement of the gas lamp; and works to boundary features.

Nicholas Jehan, provided a presentation to accompany the application, which highlighted the proposal's, design features, site and surroundings. This included the Grade II listed church and Vicarage, as well as Bonner Gate Piers the tree preservation order. The Committee were informed of the consultation process and 176 objections to the proposal, primarily related to the height of building E and the impact the new buildings will have on heritage, the conservation area, daylight / sunlight to neighbouring residents.

Other objections received related to the loss of trees, affordable housing provision and lack of commercial space within the proposed scheme. Mr Jehan provided planning history of the site and noted that an initial application was submitted in 2018 and granted in 2020. This was challenged in the High Court due to the proposal requesting the removal and replacement of a veteran Mulberry tree. The new proposal will remove 20 trees and 51 new ones will be planted, with the veteran Mulberry tree protected by a barrier to ensure its survival.

The new proposal encompasses 274 new homes, with 50% of those will be affordable by habitable room, and 72% of those affordable homes will be social rent homes, resulting in 76 homes. The scheme will also include the refurbishment and extension of the listed building, and the retention of the South Wing of the former hospital and five new blocks built on the site. The Committee were informed that the commercial unit at ground floor will be used as both a commercial and community based cafe secured by a section 106 agreement.

The Chair invited Shamsia Begum, Chair of Parkview Resident Association, to speak in objection to the application. Ms Begum highlighted the following concerns:

- Not all residents were informed of the proposal.
- 170 objections and six supporting comments were submitted as residents were unable to navigate the planning system to voice objections at the consultation stage.
- The Committee should defer the application so that amendments to the proposals can be made.

- The proposed height of Block E at nine stories, would negatively affect nearby residents' daylight/sunlight.

The Chair next invited Dipti Ahir, a resident, to speak in objection to the application. Ms Ahir highlighted the following concerns:

- Although the community is approving of redevelopment, the proposed height of Block E is too tall and will negatively affect the area's heritage and character.
- The proposed plant room on Block E's roof increases the height to almost 10 stories and should be reduced.
- A neighbouring block submitted an application to increase to eight stories high, which was refused as it was considered too tall and did not adhere to the local plan.
- Right of Light Consulting Ltd conducted an independent report, which identified 49 neighbouring households would be negatively affected by the proposed Block E.
- Historic England have stated that the scale and massing of the new buildings would undermine the visual primacy of the hospital causing harm to, amongst other things, key components of this conservation area.

The Chair then invited Matthew Prudence, Senior Development Manager, Latimer by Clarion Housing Group, to speak in favour of the application. Mr Prudence highlighted the following benefits:

- Any profit from the development is redirected to providing more affordable housing.
- The proposed scheme will create 274 high quality homes, to meet the growing demand for housing across the borough and improves on the previous scheme, which now proposes four bedroomed family homes.
- The scheme saves the Grade 2 listed hospital building south wing and Sanitation tower from further deterioration preserving an important local historical landmark, including the veteran Mulberry Tree in its current location.
- The proposal will create approximately 3000 square metres of open spaces, providing two public routes across the site, which will facilitate community access.

Further to the presentation, the Committee asked questions to the Officers and objectors regarding the following issues;

- Confirmed that consultation letters were sent to residents of Parkview Estate, Saint James Avenue, Bonner Road and Approach Road. The applicant also conducted their own pre-application consultation, which included issuing flyers, around 8000 letters, and engagement with residents and councillors. Site notices on each corner of the site were also erected, as well as a press notice. All details are included in the Community involvement statement.
- Objectors stated that if Block E was reduced by two floors, it would be more in keeping with the rest of the buildings in the vicinity and would not negatively impact the conservation area.
- Officers stated that the ground floor of Block E is situated below road level and the plant room at the top of the building is placed back at the corners, to further reduce the height of the building.
- Confirmed that the Sotheby Court application to increase its height was refused, as it only provided 9 additional homes, none of which were affordable housing. Sotheby Court and Block E are not comparable buildings.
- Acknowledged that some single aspect units on the proposed site do have lower light levels and ventilation which fall below BRE guidelines. However, mitigation has been secured by inserting new or additional windows to those properties. Mechanical ventilation will be implemented in all units to reduce overheating, as part of the sustainability plan and has been considered acceptable.
- Clarified that there will be no difference in the quality of architecture between social-housed units and privately-owned ones. All buildings will have the same red brick as the main hospital building. The social tenants building will be located next to the child play space and both residents and the community will have access to the same open spaced areas, including the veteran Mulberry tree.
- Confirmed that Block E is located away from the neighbouring blocks to prevent privacy issues occurring and are in line with separation distance guidelines above 18 meters.
- Noted that the daylight/sunlight study conducted is the accepted form of analysis and has been considered acceptable for this scheme. The minor adverse daylight/sunlight impacts noted do not relate to neighbouring properties, but to properties near Block E within the scheme.
- Clarified that the social rent levels proposed, are set by central government agencies and are cheaper than most London affordable rent levels. These rent levels are based on local rental levels and local income.

- Confirmed that the previous applicant was a subsidiary company of Clarion Housing. Members were informed that details of the applicant cannot be considered a material consideration of the application.
- Explained the route that both refuse collection and emergency services will use to enter the site, via Bonner Road.
- Noted that the London Fire Brigade's update responses related to building regulations and not planning concerns. Members were informed that evacuation lifts to all floors will be included in the scheme, there will be wheelchair accessible housing and full access for emergency services throughout the site, within 18 metres of each front doors.
- Explained that there will be a concierge level service for private residents in order to keep the cost of service charge low for social rent tenants. Members were informed that details of the service charge cannot be considered a material consideration of the application.

Upon a unanimous vote on both applications the Committee **RESOLVED**;

1. That planning permission with conditions and obligations and listed building consent with conditions at the former London Chest Hospital, Bonner Road, London, E2 9JX be **GRANTED**, subject to any future direction by the Mayor of London..

## **8. OTHER PLANNING MATTERS**

### **8.1 PA/24/00657: Plot 1 at the former Bishopsgate Goods Yard site, Braithwaite Street, London, E1**

The order of business on the agenda was changed at the meeting. This item was heard last. The Committee were asked to vote on hearing the remaining planning matters since the meeting was nearing 3 hours. Members voted to continue.

Observations requested by the Greater London Authority (GLA) in relation to 'Application for all Reserved Matters Approval (Access, Appearance, Landscaping, Layout and Scale) in respect of Plot 1 (GLA reference 2023/0836), pursuant to LB Tower Hamlets outline planning permission reference PA/14/02011 (GLA reference GLA/1200cd/12); LB Hackney planning permission reference 2014/2427 (GLA reference GLA/1200cd/13) dated 25/03/2022, for the erection of a building comprising 51,309 sq m of office floorspace (Class B1), 831 sq m retail uses (Use Class A1-A5), 6,392 sq m plant and ancillary space, landscaping, public realm, and all associated works.'



Rikki Weir provided a presentation to accompany the application, which outlined Officer objections and comments to all reserved matters, following the initial Committee approval given at the meeting held on 14 May 2024.

Mr Weir requested the Committee allow officers to raise additional objections and comments on the following:

- The Station Square is not in accordance with the design guide and provides no additional public realm, as required by both the design guide and local plan.
- The close proximity of Plot one's built massing would result in unacceptable amenity impacts on future residential plots. This should be reduced to the minimum parameter massing extent, at the east end of the building.
- The Overground station signage should be visible rather than one for the development, as outlined in the application.
- The heritage assets would be negatively impacted and adverse light pollution caused by the application.
- An additional comment to request a winter view, in the Townscape and a Visual Assessment Statement of Conformity (TVIA SoC) report, including night views from the boundary estate. This was a late objection received from the Boundary Estate TRA.

Upon a unanimous vote, the Committee **RESOLVED**;

That Officers recommend that the following objections to the RMA are raised with the GLA:

1. Rationalisation between plans and visualisations to confirm design intentions particularly in respect of doors to internal Plot 1 walkway, balustrades to terraces, western stairs off 'Middle Road,' gantry over Braithwaite Street, clarification of material number 10.
2. Servicing yard entrance off Bethnal Green should be better visually integrated into the proposed building, in line with Design Guide and clarification on gate treatment.
3. Review of soffits to balconies and terraces including potential integration of public art.
4. Review of design of the eastern elevation to look at lightening the top part of the building with clarification on colours of structure in relation to spandrel panels.

5. Review of design of the eastern elevation to look at lightening the top part of the building with clarification on colours of structure in relation to spandrel panels.
6. Review of north and south elevations windowless parts of the building to look at better activation of facades including strategy of enlivening southern louvres to be secured.
7. Provision of further lighting details, including Hoard Lee report.
8. Review of gantry over Braithwaite Street to ensure that Shoreditch High Street station is well-signposted and that this space is not cluttered.
9. Provision of HVM strategy for site including rationalisation and minimisation of bollards around Braithwaite Street with bollards on threshold with Bethnal Green Road to provide a better pedestrian environment in the approach to Shoreditch High Street station.
10. Provision of consistent shopfront signage strategy to be secured, minimising visual clutter.
11. Clarification on pop-up uses and that these will be treated with sufficient high quality detailing.
12. Condition to be imposed, securing full details of how internal lighting of Plot 1 offices will be controlled in relation to future residential units of Plot 4, Plot 8A and Plot 10.
13. Review of accessible car parking provision on-site to ensure that Sclater Street is not over-utilised.
14. Clarification on servicing strategy in relation to Bethnal Green Road servicing yard height restriction and emergency vehicle access on Braithwaite Street.
15. Review of proposed trees (including removal of Quercus Robur) around the site to maximise provision around the public realm and around an increased 'Station Square.' Review of roof plant area to incorporate biodiverse roofs to increase UGF to 0.3.
16. Provision of winter views in the Townscape and Visual Impact Assessment Statement of Conformity (TVIA SoC) report including night time views from the Boundary Estate.

The meeting ended at 9.29 p.m.

Chair, Councillor Amin Rahman  
Strategic Development Committee